

303 TECHNOLOGY DRIVE

WALTERBORO, SC 29488



**INDUSTRIAL
SPACE
FOR LEASE**

AVAILABLE
IMMEDIATELY

DOCK & DRIVE IN
LOADING

WET SPRINKLER
SYSTEM

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HIGHLIGHTS



BUILDING SIZE: 50,000 SF
OFFICE BUILT OUT

WET SPRINKLER SYSTEM

LED LIGHTING (UPGRADE)



INSULATED METAL

20' EAVE HEIGHT
28' CENTER HEIGHT



3 DOCK DOORS
1 DRIVE IN DOOR

25' X 50' COLUMN
SPACING



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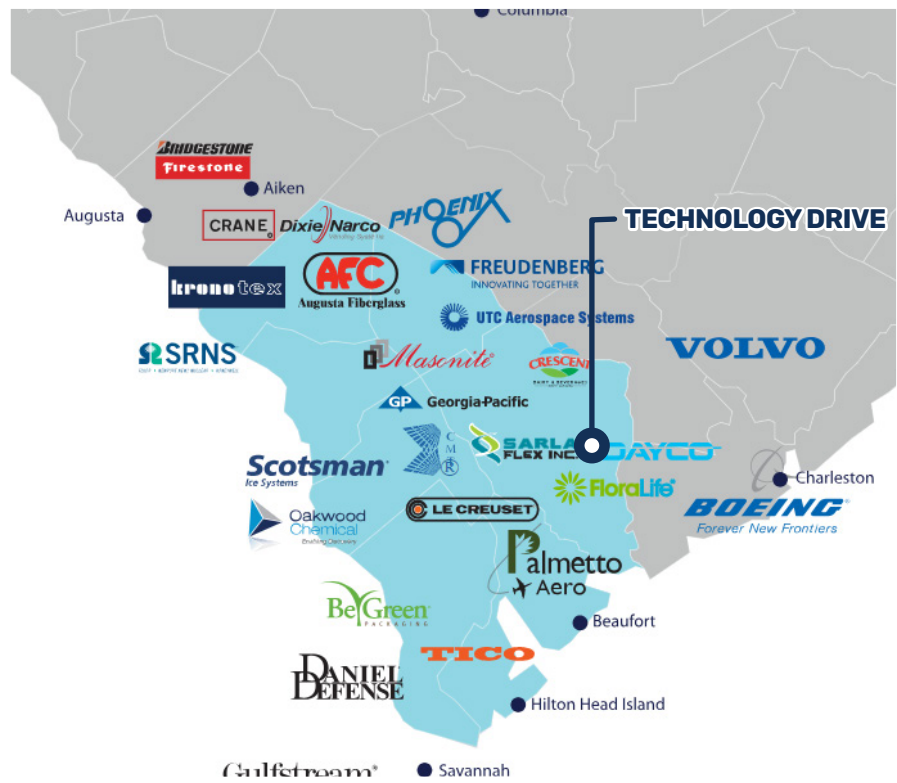
WALTERBORO, COLLETON COUNTY

- Competitive cost, pro-business community with a strong presence of manufacturers within the region
- Located off of Interstate 95
- Port of Charleston and Savannah are accessible within 75 minute drive times
- For more information click [here](#) for Colleton County's Economic Development website

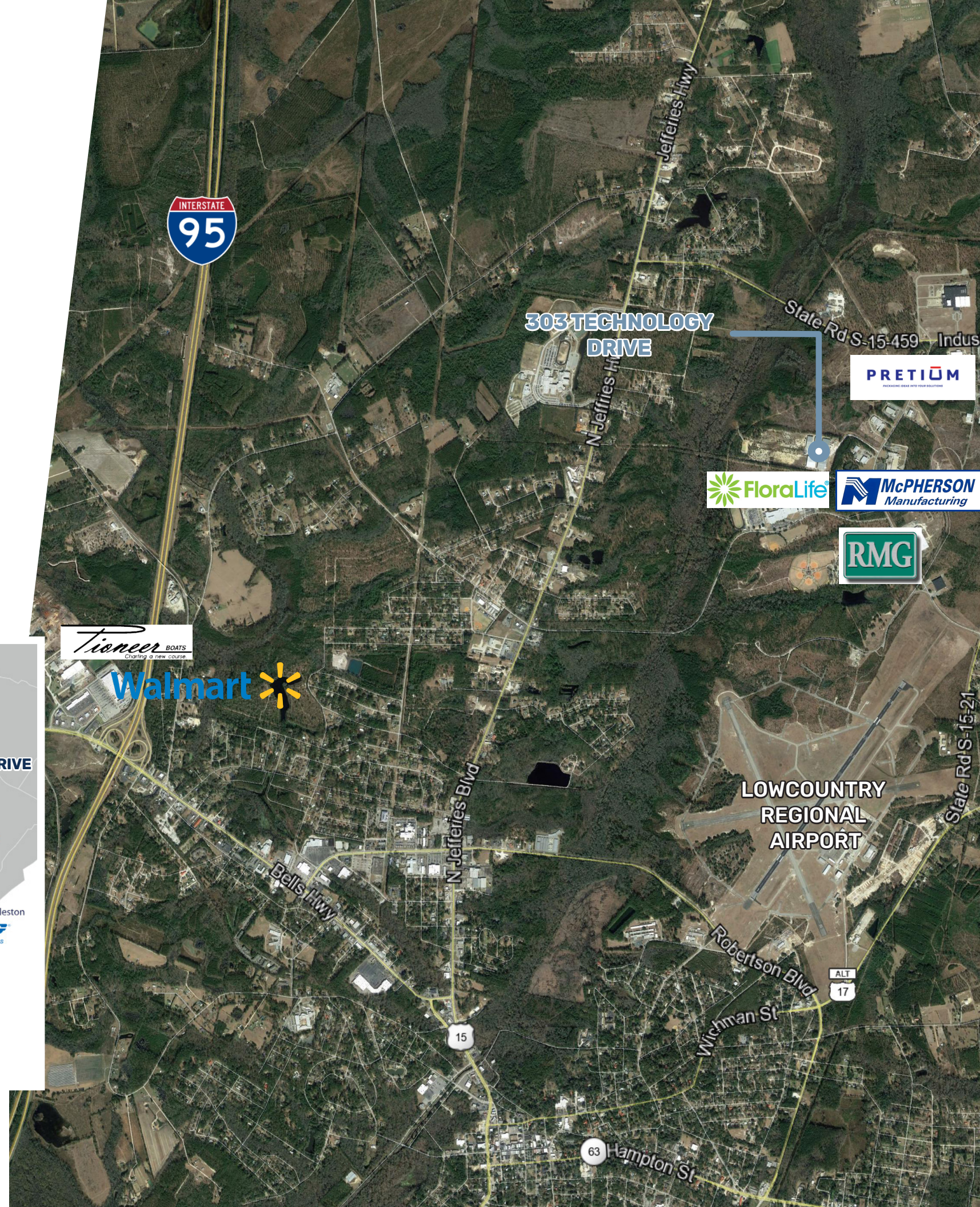
LEASE OFFERING

- \$5.25 PSF Modified Gross
- Lease rate inclusive of base year taxes, insurance, water & sewer
- Landlord responsible for structural maintenance

INDUSTRY MAP



Source: SouthernCarolina Regional Alliance.



LOCATION OVERVIEW



LOCATED WITHIN A 5 MINUTE DRIVE TO I-95



3.5 MILES TO LOWCOUNTRY REGIONAL AIRPORT

40 MILES TO CHARLESTON INTERNATIONAL AIRPORT



50 MINUTE DRIVE TO THE PORT TO CHARLESTON; 75 MINUTE DRIVE TO THE PORT OF SAVANNAH

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